



The Old Mining College Centre
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BURNTWOOD
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Our Ref: SL/JM

04 September 2023

To: All Members of the Planning and Development Committee

[Councillors Flanagan [Chair], Gittings [Vice-Chair], Bacon, Banevicius, Bullock, D Ennis, L Ennis, Galvin, Hancox, S Taylor and Willis-Croft

Dear Councillor

PLANNING AND DEVELOPMENT COMMITTEE

The Planning and Development Committee will meet on **Monday 11 September 2023 at 6:00 pm in The Meeting Room, Old Mining College Centre, Queen Street, Burntwood** to consider the following business.

Yours sincerely

Steve Lightfoot
Town Clerk

PUBLIC FORUM

As part of the Better Burntwood Concept and to promote community engagement, the public now has the opportunity to attend and speak at all of the Town Council's meetings. Please refer to the end of the agenda for details of how to participate in this meeting.

AGENDA

1. APOLOGIES FOR ABSENCE

2. DECLARATIONS OF INTERESTS AND DISPENSATIONS

- a) To receive declarations of interests and consider requests for dispensations, if any.
- b) Planning Applications - General Declarations of Interest for District Councillors.

3. MINUTES

To approve as a correct record the Minutes of the Planning and Development Committee Meeting held on 07 August 2023 [Minute Nos. 13-18] [**ENCLOSURE NO. 1**].

4. INFORMATION FROM THE MINUTES

5. PLANNING APPLICATIONS

To consider the enclosed schedule of planning applications [**ENCLOSURE NO. 2**].

6. BuRRt UPDATE

To review and debate the activities of the Burntwood Response and Repair Team [**ENCLOSURE NO. 3**].

PUBLIC FORUM

30 minutes will be set aside at the beginning of this meeting for you to raise issues relevant to the remit of the meeting but are not already on the agenda. So that the Members of the meeting can be properly briefed in order to enable them to provide considered response to your question, please advise the Town Clerk of the question[s] you wish to ask the Council at least three working days before the meeting. The Chair of the meeting has the right to reject any representations that he/she considers not to be appropriate for the particular meeting.

The public forum session will usually be the first item on the agenda and normally will last up to 30 minutes. In some instances, it may not be possible at the meeting to provide an answer. Where that is the case a written response will be sent to your stated address and a copy will be made available for public inspection at the Town Council's offices.

With regard to planning applications the Chair also has the discretion to allow you to speak where you have a legitimate interest in the application. Again, you will need to give 3 working days' notice of your wish to speak. Where more than one person wishes to speak on a particular application the Chair may decide to limit the number of speakers or ask for a spokesperson to be appointed.

Generally, in respect of both speaking in the public forum and to specific planning applications you will have up to 3 minutes and can raise more than one issue. However, the Chair has the option to extend the time allowed to you if they think it is appropriate.

While audio and video recordings of this meeting are entirely legal, as a matter of courtesy to Town Council members who work for this town and this Council on a voluntary basis, we would be grateful if you would let the Clerk or the Chair know beforehand.

**MINUTES OF A MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE MEETING ROOM, THE OLD MINING COLLEGE CENTRE, QUEEN STREET,
BURNTWOOD ON MONDAY 07 AUGUST 2023 COMMENCING AT 6.00 PM**

PRESENT

Councillor Flanagan [in the Chair]
Councillors Bacon, Banevicius, D Ennis, L Ennis, Galvin, Gittings, Hancox, S Taylor and Willis-Croft

In attendance

Ms Minor, Deputy Clerk
Councillor P Taylor

PUBLIC FORUM

No questions were raised by members of the public.

13. APOLOGIES FOR ABSENCE

Councillor Bullock [holiday]

The reason for the apology was approved.

14. GENERAL DECLARATIONS OF INTERESTS AND DISPENSATIONS

The District Councillors present wished it to be recorded that their views were a preliminary view and one they may change when they hear all the evidence at the District Council's Planning Committee.

15. MINUTES

It was proposed by Councillor D Ennis and seconded by Councillor Bacon and following a unanimous show of hands it was

RESOLVED That the Minutes of the Planning and Development Committee Meeting held on 10 July 2023 [Minute Nos. 7-12] be approved as a correct record.

16. INFORMATION FROM THE MINUTES

Councillor Flanagan confirmed that the Local Planning Authority had approved both planning applications 23/00596/COU [Conversion of retail shop and yard area into 3 no. one bedroom flats and associated works] and 23/00582/FUL [Erection of 2 no. three bedroom dwellings and associated works] in respect of the former Chase Plant Hire building, 87 High Street, Chasetown.

Councillor Flanagan informed Members that the Local Planning Authority had refused planning application 23/00481/COU [change of use of land to equestrian and

erection of a stable block comprising 6 stables, tack room and equipment store] in respect of land at Rugeley Road, Burntwood for the following reasons:

1. The application site is located in the West Midlands Green Belt wherein there is a presumption against inappropriate development. Inappropriate development should be refused unless very special circumstances exist to justify approval. The proposed stable block associated with the change of use would entail the erection of a substantial building on site that would, by virtue of its size and location, together with the associated car park, fail to preserve the openness of the Green Belt and conflict with the purposes of including land in it. As such, the proposal would constitute inappropriate development in the Green Belt and therefore should only be approved where very special circumstances have been demonstrated to exist. No considerations have been advanced that demonstrate that the harm to the Green Belt and highway safety would be clearly outweighed such that very special circumstances exist to justify approval. The application is therefore contrary to Policy NR2 (Development in the Green Belt) of the Lichfield Local Plan Strategy (2015) and the requirements set out in paragraph 149(b) of the National Planning Policy Framework.

2. On the basis of the submitted plans the application fails to demonstrate how appropriate parking and turning facilities for the largest anticipated vehicles will be provided. The proposal will lead to a significant increase in turning traffic using an access where visibility, and pedestrian visibility, is restricted, and where the width, geometry, surfacing, drainage, and gates set back distance are all substandard to cater for the proposed increase in traffic. The application is therefore contrary to Core Policy CP5, policies ST1, ST2 of the Lichfield Local Plan Strategy (2015) and the requirements set out in paragraph 111 of the National Planning Policy Framework.

17. PLANNING APPLICATIONS

RESOLVED That the following comments be submitted to the Local Planning Authority:

- | | | | | |
|-----|--------------|----------------------------------|--|--|
| (a) | 23/00725/FUH | Summerfield
and All
Saints | Mr Hubble
177 Chase Road
Burntwood | Demolition of existing rear
ground floor extension to
be replaced with ground
floor and second storey
rear extension |
|-----|--------------|----------------------------------|--|--|

No objection.

- | | | | | |
|-----|--------------|----------------------------------|--|---|
| (b) | 23/00658/FUH | Summerfield
and All
Saints | Mrs Donoghue
18 Jerome Way
Burntwood | Erection of a single storey
front and side extension |
|-----|--------------|----------------------------------|--|---|

No objection.

- | | | | | |
|-----|--------------|-------------|--|---|
| (c) | 23/00796/FUH | Gorstey Ley | Mr Seward
56 Church Road
Burntwood | Proposed loft conversion
with dormer windows |
|-----|--------------|-------------|--|---|

No objection in principle, however, the Local Planning Authority to be mindful of loss of privacy/overlooking to the front and rear.

- | | | | | |
|---------------|--------------|--------------------------|--|--|
| (d) | 23/00837/FUH | Gorstey Ley | Mr Illidge
53 Church Road
Burntwood | Erection of side, ground
and first floor extension |
| No objection. | | | | |
| (e) | 23/00836/FUH | Boney Hay
and Central | Mr Smith
14 Chorley Road
Burntwood | Erection of two storey side
extension, single storey
rear extension and porch
roof to front |
| No objection. | | | | |
| (f) | 23/00829/FUH | Gorstey Ley | Mr Hunt
91 Lichfield Road
Burntwood | Erection of two storey side
extension |
| No objection. | | | | |
| (g) | 23/00770/FUL | Boney Hay
and Central | Mr Williams
Foresters Tavern
68 Ogle Hay Road
Burntwood | Extension of existing
raised patio, erection of
new posts with festoon
lighting and external TV |

OBJECTION. The proposals are likely to result in a substantial increase in the use of external areas which is likely to have an impact upon neighbouring amenity arising from noise and also the noise levels arising from the provision of external entertainment which will both have a detrimental affect on neighbouring properties. No assessment of this impact or mitigation has been proposed by the applicant.

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|-----|--------------|-----------|--|--|
| (h) | 23/00592/FUL | Highfield | Mr Millington
Strawberry Fields Farm
and Coffee Shop
Coulter Lane Farm
Coulter Lane
Burntwood | Retention of outdoor
dining use and |
|-----|--------------|-----------|--|--|

No objection in principle, however, the Local Planning Authority to ensure that the proposal complies with Green Belt policy and the recommendations made by the Environmental Health Officer are included in any permission granted.

- | | | | | |
|-----|--------------|--------------------------|---|---|
| (i) | 23/00853/FUH | Boney Hay
and Central | Mr and Mrs Ellison
2 Shelley Road
Burntwood | Erection of two storey
side, first floor side and
single storey rear
extensions, new boundary
wall and extension to
parking area and
driveway |
|-----|--------------|--------------------------|---|---|

No objection in principle, however, the Local Planning Authority to ensure that the proposal does not exceed 50% of the total footprint of the original dwellinghouse.

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|-----|--------------|-------------|---|---|
| (j) | 23/00817/LBC | Gorstey Ley | Mr Hall-Woodcock
57 Church Road
Burntwood | Replacement window
and doors and internal
works |
|-----|--------------|-------------|---|---|

No objection in principle, however, the Local Planning Authority to ensure that the proposal complies with Listed Building Consent criteria.

18. BuRRT UPDATE

Councillor Flanagan referred Members to Minute No. 12 [10 July 2023 meeting] and reminded them that BuRRT Update would be a regular agenda item.

Councillor D Ennis asked if a simplistic list of BuRRT jobs undertaken could be provided. Councillor L Ennis felt that unless you are a member of the Leadership Team, Members did not quite understand what BuRRT does. Councillor Willis-Croft pointed out the overall appearance of the Old Mining College Centre frontage [weed growth through the pavements] and Councillor D Ennis felt that this was a prime example of Members not knowing the process [as this was currently unclear] and pointed out that Members could in fact email the BuRRT Team burrt@burntwood-tc.gov.uk.

[The Meeting closed at 6.24 pm]

Signed

Date

**Planning and Development Committee: Applications for Consideration:
11 September 2023**

	Application No.	Ward	Site	Proposal
(a)	23/00580/FUL	Summerfield and All Saints	Mr K Smart 107 Springhill Road Burntwood	Erection of 1 no. dwelling
(b)	23/00941/FUH	Chasetown	Mrs A Michalska 7 Elunda Grove Burntwood	Erection of single storey side and rear extension
(c)	23/00971/FUH	Chase Terrace	Mr and Mrs D Hames 9 New Street Chase Terrace	Proposed loft conversion and increase loft pitch
(d)	23/00637/FUL	Summerfield and All Saints	Mr R Hemingfield 38 Ferndale Close Burntwood	Erection of 1 no. new dwelling
(e)	23/01006/FUH	Gorstey Ley	Mr and Mrs B Dakin 5 Stour Close Burntwood	Erection of single storey rear extension
(f)	23/00701/CLE	Boney Hay and Central	Mr J Davison 40 The Crescent Burntwood	Certificate of Lawfulness [Existing]: Confirmation that the building is a single residential unit
(g)	23/00929/COU	Chasetown	Ms J Hall Unit 7A Milestone Way Burntwood Business Park Burntwood	Change of use from use class B2 [General Industry] to childrens play centre [Sui Generis]
(h)	23/00990/FUL	Summerfield and All Saints	Bromford 13 to 19 Cedar Road Burntwood	Demolition of 4 no. non-traditional construction houses and erection of 8 no. new dwellings and associated access drive, external works and landscaping
(i)	23/00991/FUL	Summerfield and All Saints	Bromford 14 and 16 Cedar Road Burntwood	Demolition of 2 no. non-traditional construction houses and construction of 4 no. new dwellings and associated external works and landscaping

AGENDA ITEM 5 - ENCLOSURE NO. 2

	Application No.	Ward	Site	Proposal
(j)	23/00992/FUL	Summerfield and All Saints	Bromford Garage Blocks Adj 61 Cedar Road Burntwood	Demolition of 26 no. vacant lock up garages and construction of 6 no. new dwellings and associated access drive, footpath, external works and landscaping

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burrt@burntwood-tc.gov.uk

BURRT will report matters that we can't deal with to the right authority. EG – potholes are reported to County Council. Other organisations BURRT will pass reports to are Bromford, LDC and Managing Agents or landlords

*Emergency might be an immediate problem that requires an immediate repair to make safe for the public.

Any resident can contact BURRT

Chief Officer will initially assess work required and contact ward members. Who is the owner of the land / property. Is it in Burntwood Parish? Other checks such as Is it an emergency?*

Operative will go to the scene of the problem and photograph it and geolocate it. Report back to CO, and Councillors

In consultation, fix, or report. Record in Log.



Can BURRT do a job?

We look at various matters when deciding

- Who does the problem belong to? (private landlord, other local authority, housing associate. We will report.
- Does doing the work mend an amenity – e.g. does it reopen a blocked footpath? Does it make a significant visual improvement to the area?
- Is it safe to do the work, have we got the right equipment (e.g, we won't work at heights. We do not have heavy lifting equipment.)
- Is it a good use of BURRT's time (e.g, two operatives, a whole days work is too much)
- Is there a quick win? (e.g. broken glass by a bus stop – ten minutes to sweep up and make safe)